

May 7, 2008

MINUTES

OFFICIALS PRESENT:

George M. Thorpe, Chairman
Deborah Love D'Elia, Vice-Chairman
Garry Paul, Supervisor
Hugh A. Donaghue, Township Solicitor
Joseph A. Mastronardo, Township Engineer
Richard J. Jensen, Building Inspector/CEO
Maryann D. Furlong, Secretary/Treasurer

CALL TO ORDER

The meeting was called to order at 7:49 PM with the Pledge of Allegiance. Mr. Thorpe pointed out emergency exits. A special public hearing was held at 7:00 PM for comments on the proposed Fee in Lieu Ordinance.

STATE POLICE REPORT

Trooper Evans, Media Barracks, Pennsylvania State Police, reported a forty-two percent decrease in incidents from last month. There were two commercial burglaries and six thefts from motor vehicles, mostly unlocked cars. A twenty-six percent decrease was also reported in motor vehicle accidents and burglar alarm calls. Residents were asked to report any traffic concerns for specific intersections to the State Police who will consider performing a thirty-day study at the site.

Debbie Reardon, Tally Ho Drive, commented on a large band of motorcyclists in the area last Saturday. Mrs. Reardon also mentioned employees of Brandywine Prime Restaurant are crossing Route 1 in illegal areas. Mr. Thorpe will contact the owner.

MOTION TO APPROVE BOARD OF SUPERVISORS MINUTES OF APRIL 2, 2008

Upon motion and second (Paul, Love D'Elia), Supervisors approved minutes of the April 2, 2008 meeting, draft dated 4.2.08.

SUPERVISORS REPORT

There were no meetings to report.

TREASURER'S REPORT

Mrs. Furlong reported the following figures as of April 30, 2008:

Total deposits to General Fund	\$	48,396.68
Total deposits to Liquid Fuel Fund	\$	74,216.64
Total disbursements General Fund	\$	237,734.94
Cash Accounts Balances	\$	2,073,343.04

MOTION TO APPROVE TREASURER'S REPORT

Upon motion and second (Paul, Love D'Elia), Supervisors approved the Treasurer's Report for April 2008 and authorized payments in the amount of \$237,734.94.

FIRE MARSHALL REPORT

No report was available from the Fire Marshall, who was hospitalized with appendicitis last week.

ROADMASTER'S REPORT/EMERGENCY PREPAREDNESS

Joe Barakat, Roadmaster, presented a report for the month of April, 2008 (copy follows).

EMERGENCY PREPAREDNESS

Please refer to Mr. Barakat's written report.

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TOWNSHIP ENGINEER REPORT

Mr. Mastronardo reviewed activities during April 2008 (report follows). Supervisors advised waiting another month before deciding whether or not to pave the Municipal Building areas independent of the 2008 Road Program.

BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER

Mr. Jensen submitted a written report and accompanying checks for the month of April.

Garnet VW requested permission to post banners for a three-day special sale starting May 27th and again on June 7th. A Township fee has been established for such requests. Supervisors decided to permit banners on poster board or wood, but not allow balloons. Mr. Thorpe will provide Mr. Jensen with specific instructions.

PLANNING COMMISSION

Chairman William Taylor reviewed a draft of minutes from the meeting of Wednesday, April 9, 2008 (draft follows).

Mr. Taylor reported the Comprehensive Plan's first public workshop will be held on Thursday, June 5, 2008, at 7:30 PM, Municipal Building. All residents are invited to attend.

ZONING HEARING BOARD

There were no hearings scheduled for April.

HARB

HARB members met on both April 14th and April 28th to review four applications for various projects on properties in the Village area.

BISTRO ON THE BRANDYWINE SIGNS

Applicant Concord Xing, LLC requested HARB approval for the appearance of two

signs to be posted at the Bistro on the Brandywine. After review, HARB recommended approval.

MOTION TO APPROVE CERTIFICATE OF APPROPRIATENESS – BISTRO ON THE BRANDYWINE SIGNAGE

Upon motion and second (Love D’Elia, Paul) Supervisors approved a Certificate of Appropriateness for a bracket sign to be used at the Bistro on the Brandywine (former Baldwin Building) as depicted in pictures accompanying the application and a sample provided by the applicant

NEW ROOF – POST OFFICE BUILDING

Applicant J. Grace Co. sought HARB approval for new roofing materials for the Post Office Building. HARB recommended approval, however, a sample of the material was not available for the Supervisors’ review. Approval was granted, however, the Certificate is not to be executed or released until the Board reviews samples.

MOTION TO APPROVE CERTIFICATE OF APPROPRIATENESS – ROOFING MATERIALS POST OFFICE BUILDING

Upon motion and second (Love D’Elia, Paul) Supervisors approved a Certificate of Appropriateness for roofing materials on the Post Office Building, specifically Certain Teed Grand Manor, Colonial Slate color, identical to the material used on the roof of the Brandywine River Hotel.

BARN RENOVATIONS – 1623 Baltimore Pike (behind old Baldwin Store)

Applicant J. Grace Co. sought HARB approval to renovate the barn behind the Baldwin Building as shown in plans submitted for review. The plan was revised pursuant to HARB suggestions and subsequently recommended for approval.

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MOTION TO APPROVE CERTIFICATE OF APPROPRIATENESS – BARN BUILDING RENOVATIONS

Upon motion and second (Paul, Love D’Elia), Supervisors approved a Certificate of Appropriateness for renovations to the barn building, located at 1623 Baltimore Pike behind the old Baldwin Building, as shown in drawing A-2, revised on 4/17/08 and to conform with color choices already approved for the Chadds Ford Inn complex.

SHED BEHIND REMAX BUILDING

J. Grace Co. appeared before HARB to seek a recommendation of approval to demolish a shed behind the Remax Building. After review and field inspection, HARB members recommended approval with conditions and only if a proposed small structure will not interfere with any additional parking spaces.

MOTION TO APPROVE CERTIFICATE OF APPROPRIATENESS – SHED DEMOLITION

Upon motion and second (Thorpe, Love D'Elia), Supervisors approved a Certificate of Appropriateness for demolition of the shed behind the Remax building conditioned upon issuance of a demolition permit and that the footprint of the demolished shed be used for additional parking spaces only.

SEWER AUTHORITY

Mr. Paul reported on activities during the month of April. A copy of Sewer Authority minutes follows.

OPEN SPACE COMMITTEE

Debbie Reardon, Chair, reported on the Open Space meeting of Thursday, April 10th (copy follows).

RECYCLING TASK FORCE

Rhona Klein, Chairman, presented a written report for the meeting held April 28th (copy follows). Mrs. Klein also asked for approval of survey questions and the September 27th Recycling Event. Supervisors approved the survey questions with the addition of street name information. The Recycling Event date was also approved.

PUBLIC COMMENT

Debbie Reardon, Tally Ho Drive, commented that leftover paving material was dumped at the corner of Heyburn and Tally Ho Drive. Mr. Jensen will review and advise.

Mr. Balakrishnan complained of tires are being dumped at the intersection of Smithbridge and Heyburn Roads. Mrs. Klein suggested tires might possibly be an item for the Recycling Event.

OLD BUSINESS

There were no agenda items.

NEW BUSINESS

385 RING ROAD – ACCESSORY BUILDING/POOL HOUSE

Michele Salle, 385 Ring Road, requested permission to allow the addition of plumbing in a pool house. Mr. Thorpe commented on past issues involving such requests. Mr. Jensen stated the Uniform Construction Code has made this a building issue and suggested an ordinance be created to permit limited use of plumbing in such areas. Mr. Donaghue will draft an ordinance. Supervisors advised Mrs. Salle to proceed with plans since she agreed to adhere to requirements of the proposed ordinance.

FIRE MARSHALL FEES and INSPECTION SCHEDULE

This issue will be discussed at the next Board meeting.

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51 WOODLAND DRIVE LAND DEVELOPMENT APPLICATION

Steven Wasylyszyn, PLS, representing applicant Woodland Drive Associates, gave an overview of the project, which proposes construction of a 6,992 square foot two story commercial building to house a bank on the first floor and professional offices on the second floor, located at 51 Woodland Drive. Mr. Mastronardo commented on the privacy fence addition.

There was discussion regarding various aspects of the plan.

MOTION TO APPROVE RESOLUTION 2008-10 PRELIMINARY LAND DEVELOPMENT APPROVAL 51 WOODLAND DRIVE

Mr. Thorpe moved to adopt Resolution 2008-10, with the addition of a privacy fence clause, granting preliminary approval of the plan but not granting the waiver requested. There was no second. The Resolution was not approved.

GARNET FORD LAND DEVELOPMENT APPLICATION

Steven Wasylyszyn, PLS, reviewed the proposed land development application for the property located at 1610 Wilmington Pike.

Mr. Thorpe questioned the type of shrubbery to be used to provide buffering between the DNB Bank property and also along Route 202. A note will be added to the plan that the applicant will maintain all landscaping.

MOTION TO APPROVE RESOLUTION 2008-10 GARNET FORD PRELIMINARY/FINAL LAND DEVELOPMENT APPLICATION

Upon motion and second (Paul, Love D'Elia), Supervisors adopted Resolution 2008-10, granting approval of the Preliminary/Final Land Development Plan of Garnet Ford subject to compliance with six conditions and one waiver included therein.

FEE IN LIEU ORDINANCE

A public hearing was held at 7:00 PM this evening to take public comment on the proposed Fee in Lieu Ordinance. Mr. Donaghue reviewed comments and the two recommended modifications.

ORDINANCE 119 – FEE IN LIEU

Upon motion and second (Paul, Love D'Elia), Supervisors adopted Ordinance 119 with two modifications to be made by the Township Solicitor.

There being no further business, the meeting was adjourned at 9:55 PM.

Respectfully submitted,

MARYANN D. FURLONG
Township Secretary

